

**2020-014030****Klamath County, Oregon**

10/29/2020 03:32:00 PM

Fee: \$92.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

C. Paul Dagle
9975 SW Barnes Road, Suite 695
Portland, Oregon 97225

**TERMINATION OF GROUND LEASE
AND
NOTICE OF TERMINATION**


This Termination of Ground Lease ("Memorandum") is effective as of the 1st day of October, 2020 between Klamath Housing Authority, an Oregon housing authority ("Lessor"), and Trails View LLC, an Oregon limited liability company ("Lessee"), with respect to that certain Ground Lease ("Ground Lease") dated as of June 1, 2010, between Lessor and Lessee, relating to the real property described on Exhibit A which is attached hereto and incorporated herein by reference (the "Real Property"). A Memorandum of Ground Lease relating to the Real Property was recorded in the deed records of Klamath County on September 10, 2010 as Instrument Number 2010-010796.

Lessor has acquired all of the member interests in Lessee as of October 1, 2020 and both Lessor and Lessee desire to terminate the Ground Lease as of October 1, 2020. Therefore, Lessor and Lessee agree that the Lease is terminated as of such date and shall be of no further force or effect. All right, title and interest in the Real Property, which is the subject of the Ground Lease, shall reside in the Lessor and the Lessee shall have no further right, title or interest in the Real Property or any improvements on such Real Property.

WHEREFORE, the parties have executed this Termination of Ground Lease and Notice of Termination as of the date first herein above written.

LESSOR:

KLAMATH HOUSING AUTHORITY

By: 
Diana Otero, Executive Director

LESSEE:

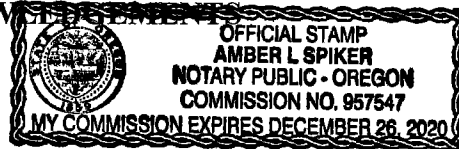
TRAILS VIEW LLC

By: Klamath Housing Authority,
Sole Member

By: 
Diana Otero, Executive Director

ACKNOWLEDGEMENT

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 28 day of October, 2020 by Diana Otero, Executive Director of Klamath Housing Authority, on behalf of the Authority and on behalf of Trails View LLC.

Amber L. Spiker
My commission expires: DEC 26, 2020

EXHIBIT A
REAL PROPERTY DESCRIPTION

The land which constitutes the Premises of the Ground Lease is situated in the State of Oregon, County of Klamath and is described as follows:

A parcel of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East, Willamette Meridian, County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the northwest corner of Lot 1 of Townsend Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, also being the True Point of Beginning; thence S65°56'24"E along the southerly right-of-way line of the OC&E Woodslane State Trail, 267.87 feet; thence leaving said right-of-way S0°34'41"W, 72.73 feet; thence N88°54'22"W, 67.17 feet; thence S1°54'44"W, 10.05 feet; thence N88°54'22"W, 42.07 feet; thence S1°54'44"W, 9.71 feet; thence N88°54'22"W, 50.93 feet; thence N1°54'44"E, 20.70 feet; thence N88°54'22"W, 86.14 feet; thence N0°46'05"E, 176.31 feet to the True Point of Beginning; **EXCEPTING THEREFROM** the westerly 10 feet of said described parcel. Parcel contains 0.70 acres more or less.